



**Planning, Development
and Transportation**
Transportation Planning
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

DATE: 06.09.2016

TO: ProTrak

FROM: Bill McDow
Transportation Planning

910 341-3258
910 341-7801 fax
www.wilmingtonnc.gov
Dial 711 TTY/Voice

■ **HARDISION AND CLARK RESIDENTIAL HOTEL [TRC Plan Review #2]**

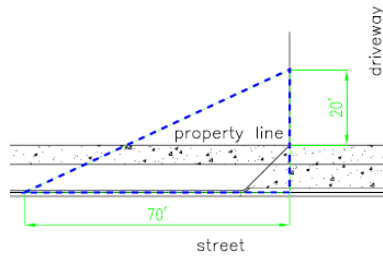
🔗 Initial Review Note 🔗

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

1. The driveway apron and curb return appear to be in conflict with the 15' access easement and existing Utility Guy Wire. If the Guy Wire and/or Utility Pole is repositioned or relocated, the driveway may be moved closer to the southern property line.
2. Maintain the driveway curb return at least 6.5' from intersecting property lines at the Southern property line. [\[Chapter VII, C, Table 4 CofWTSSM\]](#)
3. As previously stated, show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26' and 52' behind the property line. [\[Chapter VII, C\(1\)\(a\)\(2\)12 CofWTSSM\]](#)
4. The two way driveway is in conflict with the proposed parking. The driveway and travel aisle has vehicles driving across the handicap access aisle. Vehicle traffic will not be allowed to drive across required parking spaces.
5. If the site proposes a one-way driveway to help resolve the conflict with the parking spaces or angled parking on the site, please show it on the site plan.
6. If the site desires to use a driveway that is less than the minimum two-lane driveway width of 23', a variance request letter must be submitted to the City Engineer. [\[7-9 CofW Tech Stds\]](#)
7. As previously stated, dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
8. As previously stated, provide dimensions for the proposed and existing sidewalk(s). A minimum 4' of clear space is required to meet ADA requirements. Sidewalks must have less than 5% slope and 2% cross slope.
9. As previously stated, show all adjacent traffic signs and pavement markings on the plan, including 21st street. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
10. Show and apply the City's 20'x70' sight distance triangle at each driveway on the site plan and landscaping plan. [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#) Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)



TECHNICAL STANDARDS – PARKING:

11. The plan appears to be placing on street parking in a No Parking area on the East side of 21st Street. The use of these areas for parking may not be used. A request to change the No parking zone may require city council approval.
12. Dimension parking stalls (length and width), radii and parking aisles per the City Land Development code. [\[Sec. 18-529\(b\) \(2\) CofW LDC\]](#)
13. The site does not show any landscaping islands at the end of parking rows. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
14. The site has 90 degree parking behind the building. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking. [\[Chap. VII, Table 6, pg. 7-19 CofWTSSM\]](#)
15. Show the location of any required buffers, hedges and landscaping, around parking areas and between R-10 and CB zoning areas on the site plan and landscaping plan.

TECHNICAL STANDARDS – Barrier Free Design:

16. Note the required and proposed number of handicapped spaces in the development data. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
17. Please show location of handicap ramp(s) and signs and provide details on the plan.
18. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

GENERAL NOTES TO ADD TO THE PLAN:

- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [\[Detail SD-13 CofW Tech Stds\]](#)
- B. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [\[Detail SD 15-13 CofW Tech Stds\]](#)
- C. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- D. All parking stall markings and lane arrows within the parking areas shall be white.
- E. A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.
- F. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- G. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [\[SD 15-14 CofW Tech Stds\]](#)
- H. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Alina Jakubcanin at 341-7888, Alina.Jakubcanin@wilmingtonnc.gov, to discuss street lighting options.

- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.